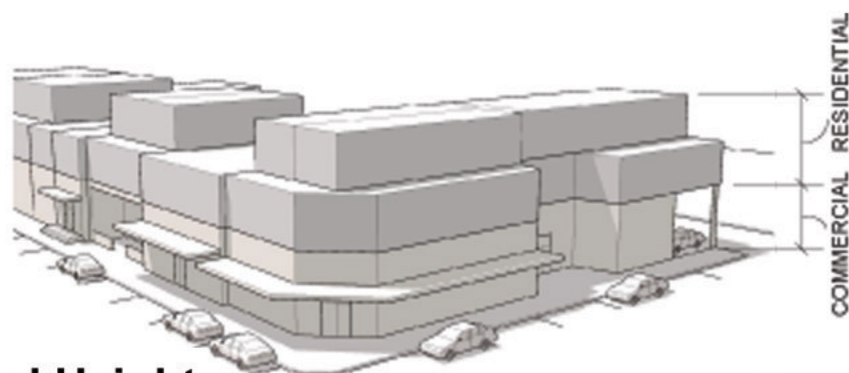


EXHIBIT B. SECTOR PLAN INTERIM DESIGN REGULATIONS



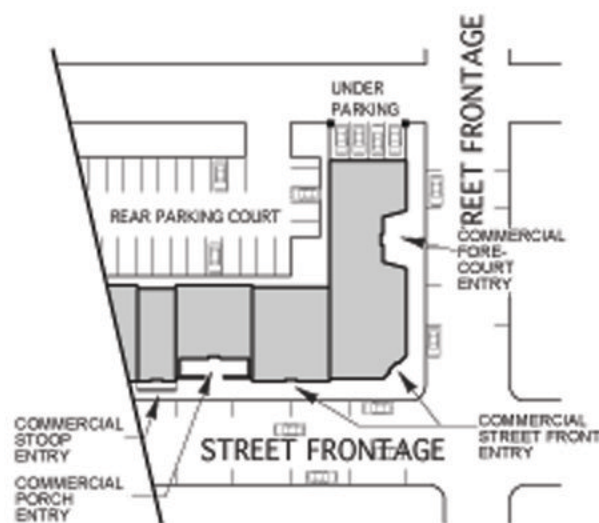
BIRD'S EYE VIEW
Massing Diagram

(A) Densities, Intensities, and Height

	Commercial or Mixed Use Development	Area within 70' of single family residential
Min Density	10	10
Max Density	30	20
Min FAR	0.5	0.5
Max FAR	2.0	1.5
Max Height	50'	26'

(B) Building Form at Street Frontage

Yale, Ross and International Street Front	Requirement
Ground Floor glazing	40% minimum
Ground Floor clear height	12' height with 2 hour assembly (fire separation) between the ground floor and second floor, as required by IBC, 2003.
Building entryways	30' on center minimum.
Wall articulation (change in building plane, building material or other alteration to the sameness of the building wall)	30' on center minimum.
Height and height articulation (change in building height)	Maximum height allowed is 50' Change in height of at least 5' must occur every 60'.
Shade structure	Minimum 5' porch, portal or awnings on 80% of building frontage.



PLAN VIEW
Massing Diagram